HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Windsor CMA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

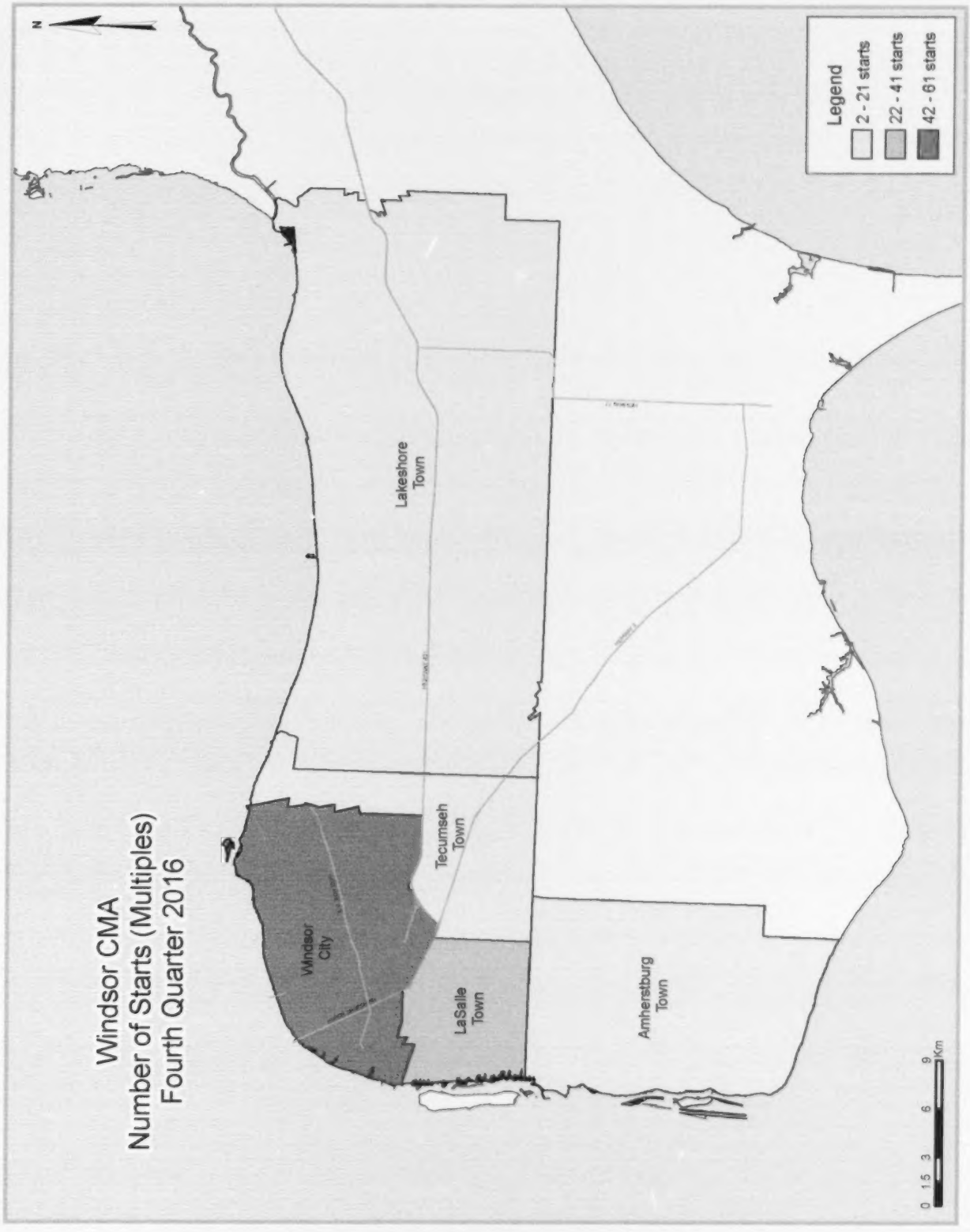
Featuring quick reads and videos on...

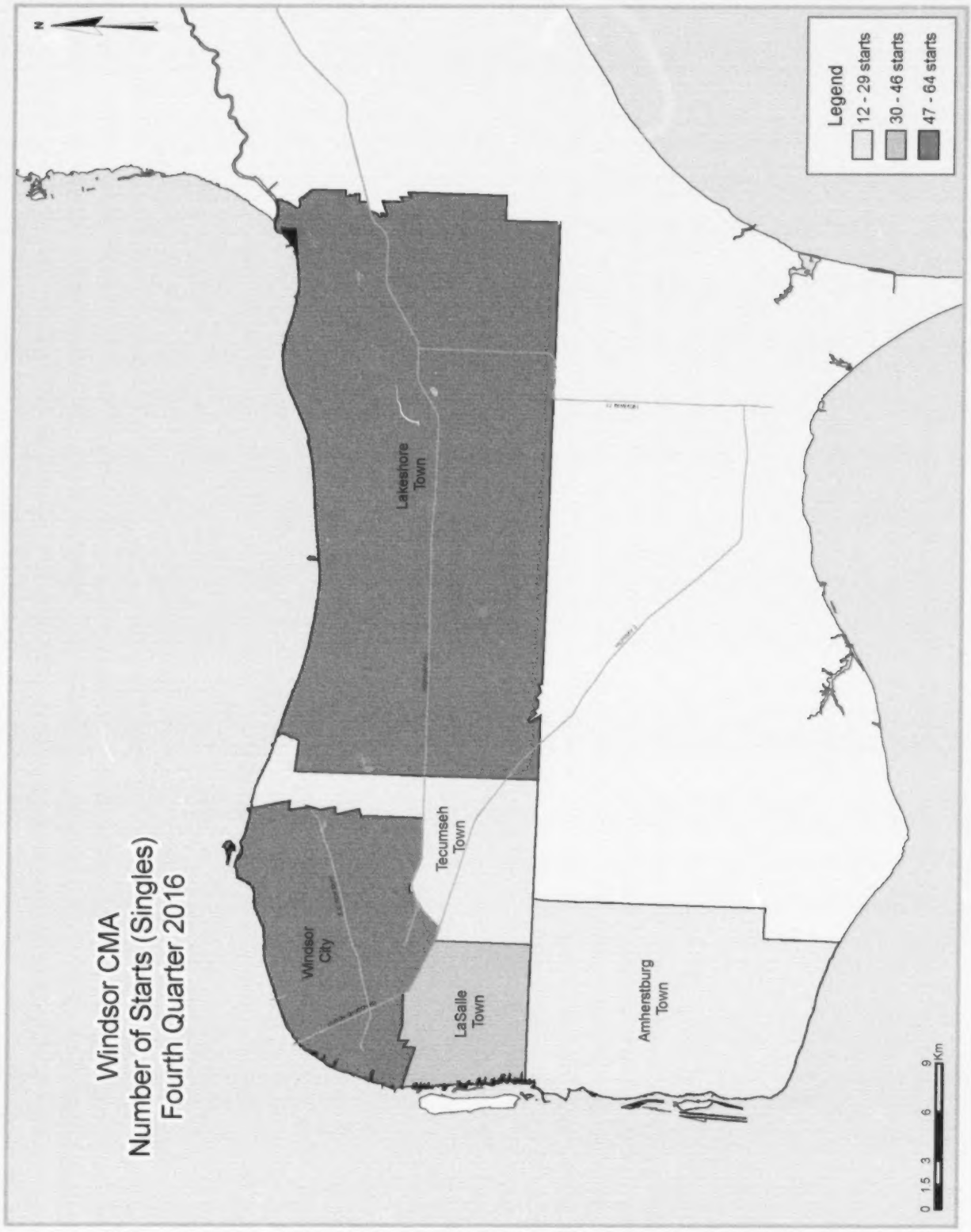
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

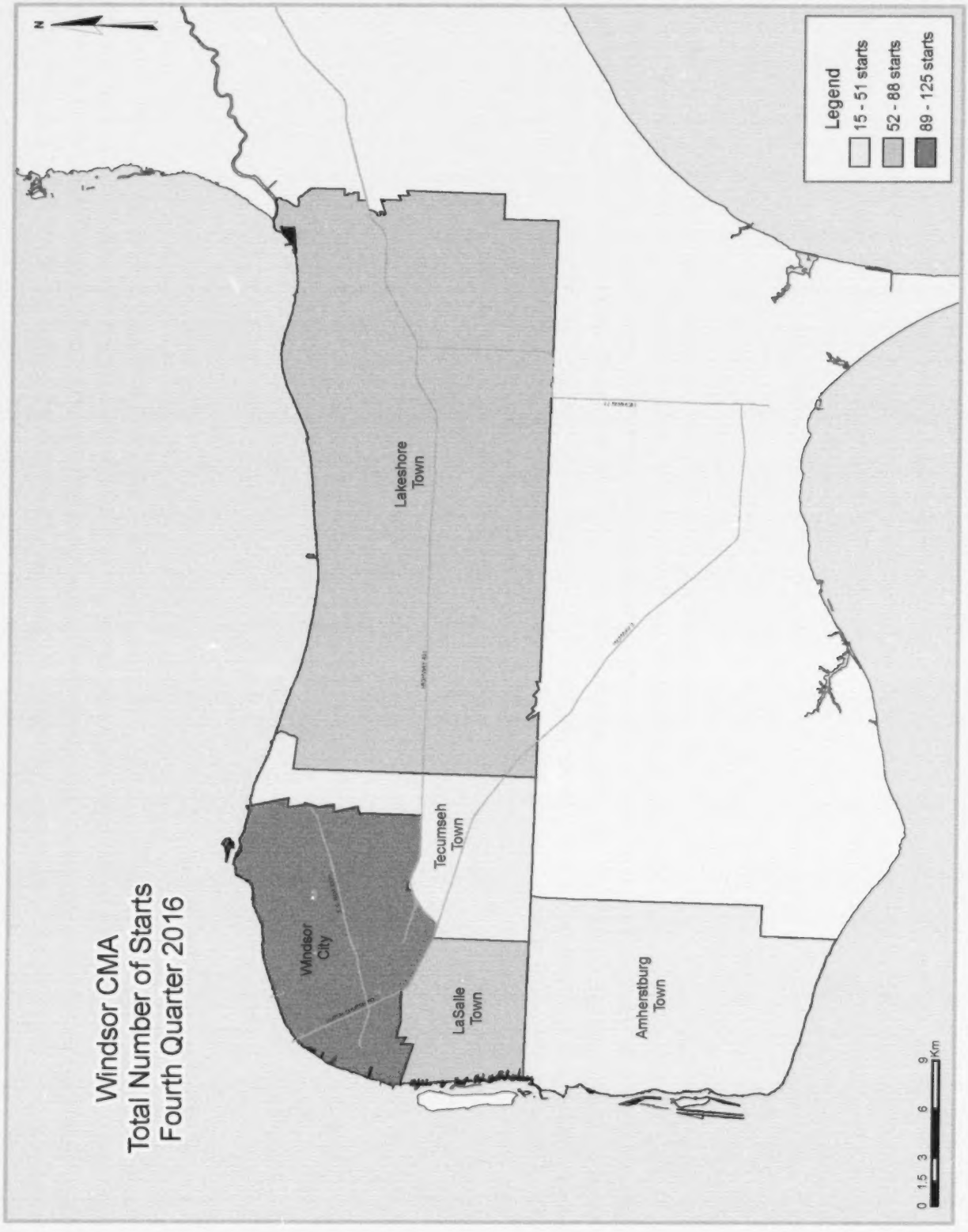
All links can be shared in social media friendly formats!

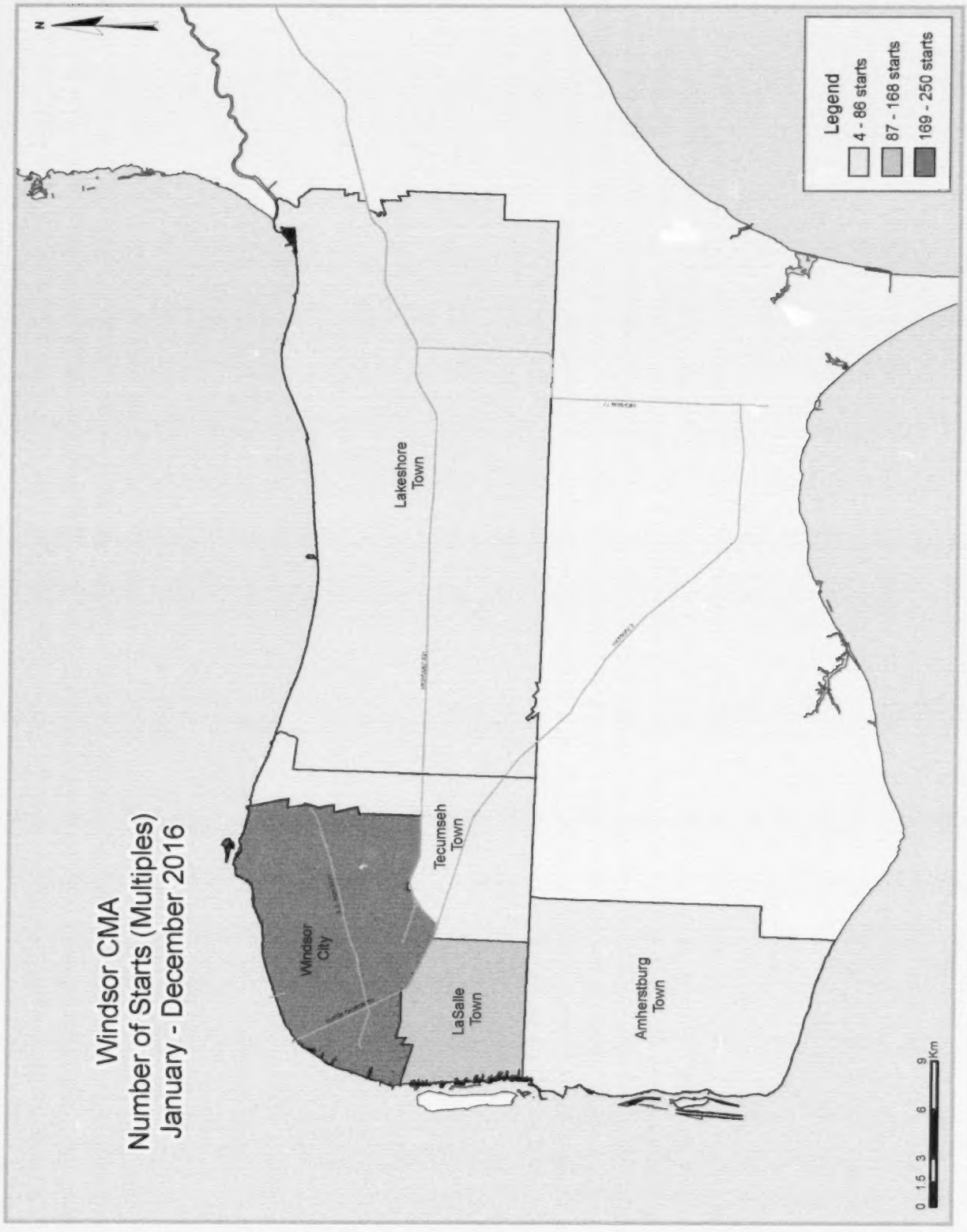
Subscribe today to stay in the know!

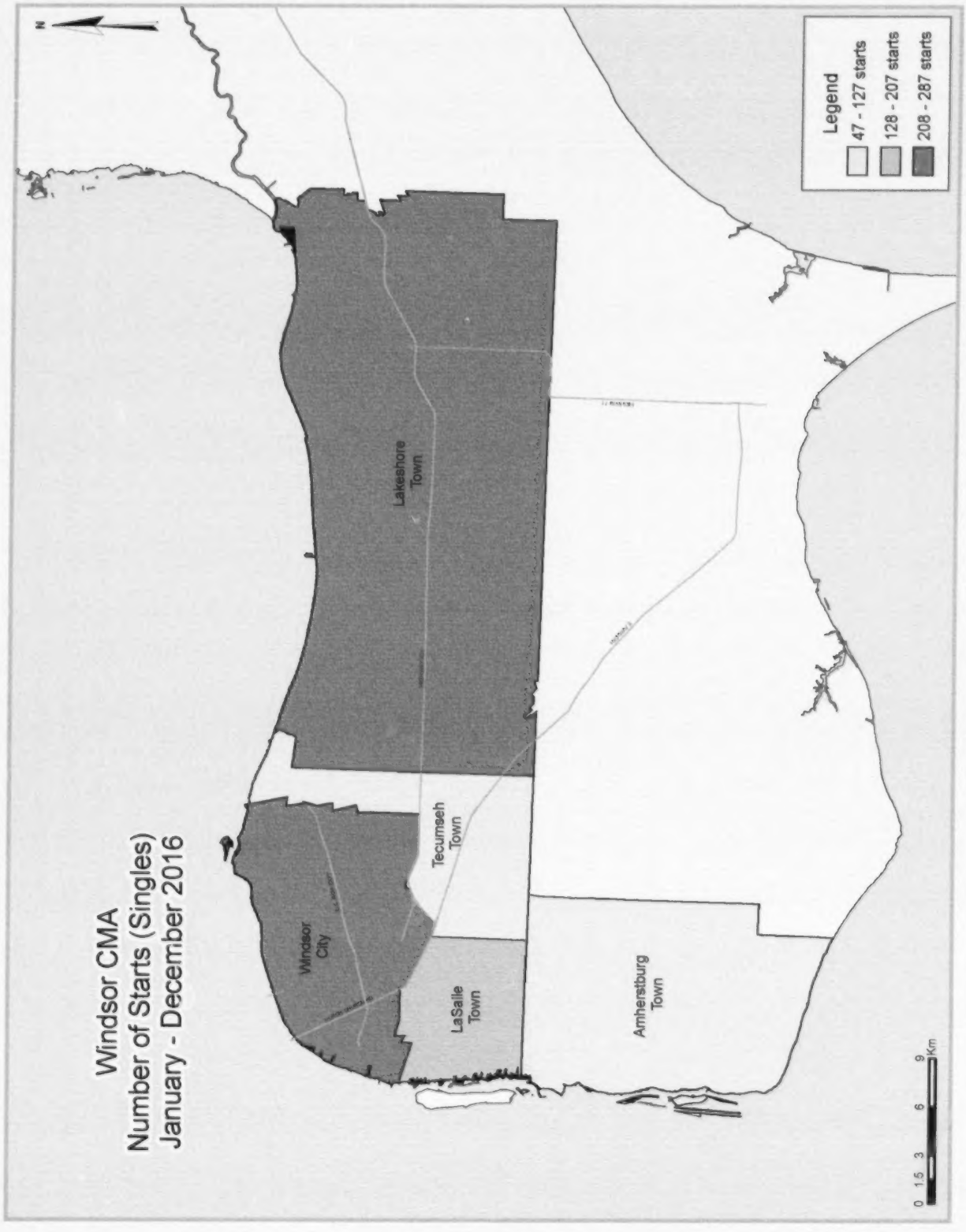
www.cmhc.ca/observer

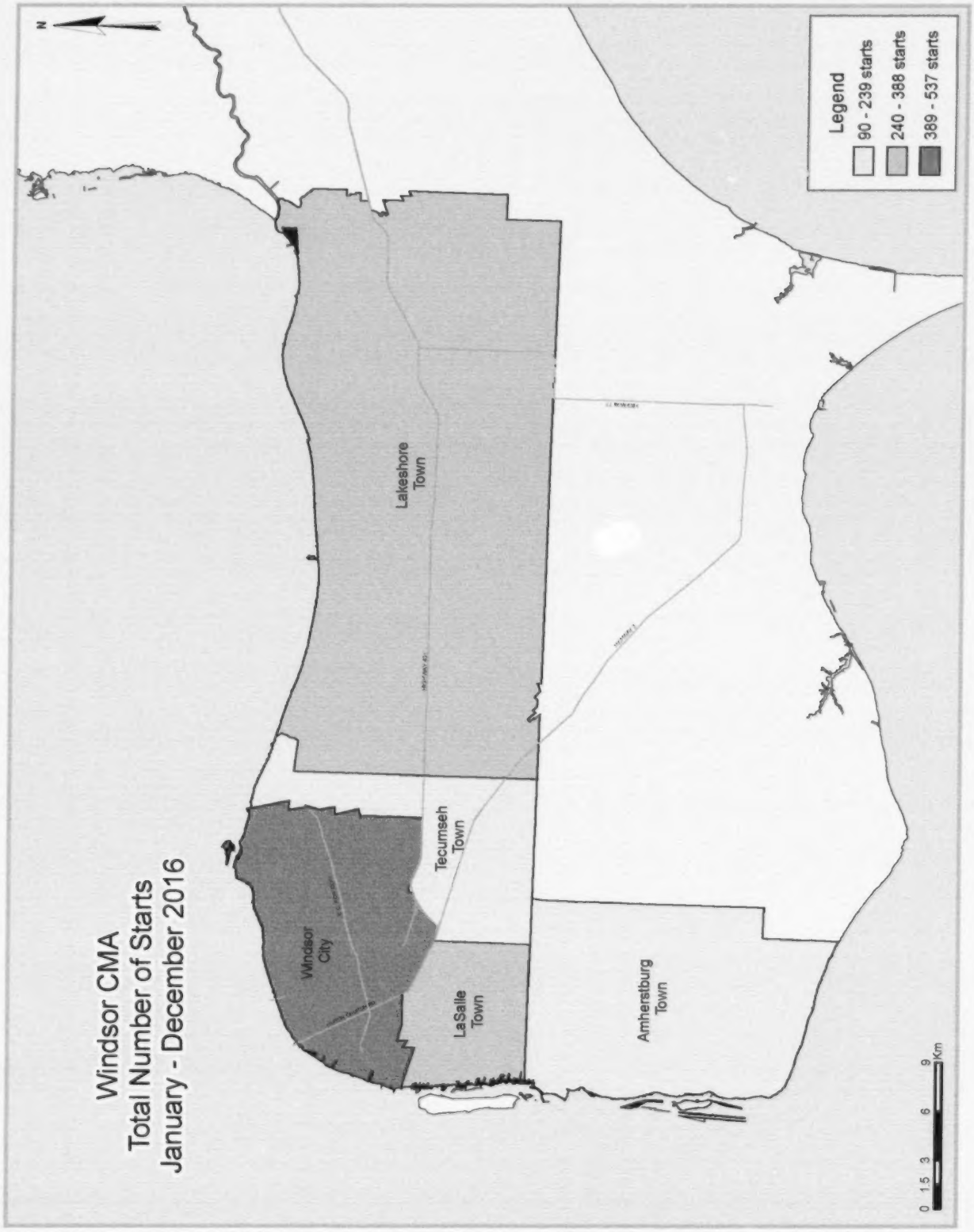

Windsor CMA
Number of Starts (Multiples)
Fourth Quarter 2016
N
Legend
2 - 21 starts
22 - 41 starts
42 - 61 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
12 - 29 starts
30 - 46 starts
47 - 64 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
Fourth Quarter 2016
N
Legend
15 - 51 starts
52 - 88 starts
89 - 125 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Multiples)
January - December 2016
N
Legend
4 - 86 starts
87 - 168 starts
169 - 250 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
January - December 2016
Legend
47 - 127 starts
128 - 207 starts
208 - 287 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
January - December 2016
N
Legend
90 - 239 starts
240 - 388 starts
389 - 537 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	709	804	705	841	685	784	792	738
Multiples	301	462	204	756	468	602	484	472
Total	1,010	1,266	909	1,597	1,153	1,386	1,276	1,210
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	766	732	218	192	-11.9%	709	804	13.4%
Multiples	415	452	77	119	54.5%	301	462	53.5%
Total	1,181	1,184	295	311	5.4%	1,010	1,266	25.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Windsor CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	192	42	59	0	0	6	0	12	311
Q4 2015	218	28	49	0	0	0	0	0	295
% Change	-11.9	50.0	20.4	n/a	n/a	n/a	n/a	n/a	5.4
Year-to-date 2016	804	184	200	0	7	56	0	15	1,266
Year-to-date 2015	709	102	125	0	3	65	0	6	1,010
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
UNDER CONSTRUCTION									
Q4 2016	422	102	174	0	0	115	2	24	839
Q4 2015	391	72	106	0	9	59	0	12	649
% Change	7.9	41.7	64.2	n/a	-100.0	94.9	n/a	100.0	29.3
COMPLETIONS									
Q4 2016	190	48	47	0	7	0	0	3	295
Q4 2015	189	32	45	0	4	0	2	24	296
% Change	0.5	50.0	4.4	n/a	75.0	n/a	-100.0	-87.5	-0.3
Year-to-date 2016	771	150	132	0	16	0	2	3	1,074
Year-to-date 2015	589	68	109	0	37	0	2	24	829
% Change	30.9	120.6	21.1	n/a	-56.8	n/a	0.0	-87.5	29.6
COMPLETED & NOT ABSORBED									
Q4 2016	143	51	39	0	4	0	n/a	n/a	237
Q4 2015	126	26	3	0	0	0	n/a	n/a	155
% Change	13.5	96.2	**	n/a	n/a	n/a	n/a	n/a	52.9
ABSORBED									
Q4 2016	193	43	27	0	3	0	n/a	n/a	266
Q4 2015	208	26	45	0	6	0	n/a	n/a	285
% Change	-7.2	65.4	-40.0	n/a	-50.0	n/a	n/a	n/a	-6.7
Year-to-date 2016	752	121	96	0	12	0	n/a	n/a	981
Year-to-date 2015	600	63	110	0	41	0	n/a	n/a	814
% Change	25.3	92.1	-12.7	n/a	-70.7	n/a	n/a	n/a	20.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Fourth Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q4 2016	64	12	37	0	0	0	0	12	125
Q4 2015	77	10	39	0	0	0	0	0	126
LaSalle Town									
Q4 2016	46	22	12	0	0	0	0	0	80
Q4 2015	27	12	6	0	0	0	0	0	45
Lakeshore Town									
Q4 2016	56	2	0	0	0	0	0	0	58
Q4 2015	67	0	0	0	0	0	0	0	67
Amherstburg Town									
Q4 2016	14	6	7	0	0	6	0	0	33
Q4 2015	18	6	0	0	0	0	0	0	24
Tecumseh Town									
Q4 2016	12	0	3	0	0	0	0	0	15
Q4 2015	29	0	4	0	0	0	0	0	33
Windsor CMA									
Q4 2016	192	42	59	0	0	6	0	12	311
Q4 2015	218	28	49	0	0	0	0	0	295
UNDER CONSTRUCTION									
Windsor City									
Q4 2016	144	26	123	0	0	50	2	24	369
Q4 2015	128	32	81	0	6	0	0	12	259
LaSalle Town									
Q4 2016	99	46	12	0	0	0	0	0	157
Q4 2015	70	22	21	0	3	0	0	0	116
Lakeshore Town									
Q4 2016	124	2	0	0	0	0	0	0	126
Q4 2015	129	0	0	0	0	0	0	0	129
Amherstburg Town									
Q4 2016	30	20	7	0	0	6	0	0	63
Q4 2015	31	18	0	0	0	0	0	0	49
Tecumseh Town									
Q4 2016	25	8	32	0	0	59	0	0	124
Q4 2015	33	0	4	0	0	59	0	0	96
Windsor CMA									
Q4 2016	422	102	174	0	0	115	2	24	839
Q4 2015	391	72	106	0	9	59	0	12	649

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q4 2016	55	22	30	0	0	0	0	3	110
Q4 2015	64	8	28	0	4	0	2	0	106
LaSalle Town									
Q4 2016	36	22	6	0	0	0	0	0	64
Q4 2015	48	18	9	0	0	0	0	24	99
Lakeshore Town									
Q4 2016	68	2	0	0	0	0	0	0	70
Q4 2015	49	0	0	0	0	0	0	0	49
Amherstburg Town									
Q4 2016	18	2	4	0	7	0	0	0	31
Q4 2015	24	6	8	0	0	0	0	0	38
Tecumseh Town									
Q4 2016	13	0	7	0	0	0	0	0	20
Q4 2015	4	0	0	0	0	0	0	0	4
Windsor CMA									
Q4 2016	190	48	47	0	7	0	0	3	295
Q4 2015	189	32	45	0	4	0	2	24	296
COMPLETED & NOT ABSORBED									
Windsor City									
Q4 2016	33	32	23	0	0	0	n/a	n/a	88
Q4 2015	34	11	0	0	0	0	n/a	n/a	45
LaSalle Town									
Q4 2016	30	10	4	0	0	0	n/a	n/a	44
Q4 2015	40	8	0	0	0	0	n/a	n/a	48
Lakeshore Town									
Q4 2016	44	1	0	0	0	0	n/a	n/a	45
Q4 2015	33	0	0	0	0	0	n/a	n/a	33
Amherstburg Town									
Q4 2016	16	8	6	0	4	0	n/a	n/a	34
Q4 2015	15	7	3	0	0	0	n/a	n/a	25
Tecumseh Town									
Q4 2016	20	0	6	0	0	0	n/a	n/a	26
Q4 2015	4	0	0	0	0	0	n/a	n/a	4
Windsor CMA									
Q4 2016	143	51	39	0	4	0	n/a	n/a	237
Q4 2015	126	26	3	0	0	0	n/a	n/a	155

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q4 2016	61	17	22	0	0	0	n/a	n/a	100
Q4 2015	81	5	28	0	4	0	n/a	n/a	118
LaSalle Town									
Q4 2016	30	23	3	0	0	0	n/a	n/a	56
Q4 2015	52	16	9	0	2	0	n/a	n/a	79
Lakeshore Town									
Q4 2016	78	1	0	0	0	0	n/a	n/a	79
Q4 2015	53	0	0	0	0	0	n/a	n/a	53
Amherstburg Town									
Q4 2016	18	2	1	0	3	0	n/a	n/a	24
Q4 2015	19	5	8	0	0	0	n/a	n/a	32
Tecumseh Town									
Q4 2016	6	0	1	0	0	0	n/a	n/a	7
Q4 2015	3	0	0	0	0	0	n/a	n/a	3
Windsor CMA									
Q4 2016	193	43	27	0	3	0	n/a	n/a	266
Q4 2015	208	26	45	0	6	0	n/a	n/a	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	804	184	200	0	7	56	0	15	1,266
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Windsor City	64	77	12	10	37	39	12	0	125	126	-0.8
LaSalle Town	46	27	22	12	12	6	0	0	80	45	77.8
Lakeshore Town	56	67	2	0	0	0	0	0	58	67	-13.4
Amherstburg Town	14	18	6	6	7	0	6	0	33	24	37.5
Tecumseh Town	12	29	0	0	3	4	0	0	15	33	-54.5
Windsor CMA	192	218	42	28	59	49	18	0	311	295	5.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	287	253	60	38	121	97	69	12	537	400	34.3
LaSalle Town	159	137	86	40	21	27	0	0	266	204	30.4
Lakeshore Town	246	210	4	0	0	0	0	0	250	210	19.0
Amherstburg Town	65	67	26	24	26	0	6	0	123	91	35.2
Tecumseh Town	47	42	8	0	35	4	0	59	90	105	-14.3
Windsor CMA	804	709	184	102	203	128	75	71	1,266	1,010	25.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Windsor City	37	39	0	0	0	0	12	0
LaSalle Town	12	6	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	7	0	0	0	6	0	0	0
Tecumseh Town	3	4	0	0	0	0	0	0
Windsor CMA	59	49	0	0	6	0	12	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	121	97	0	0	54	6	15	6
LaSalle Town	21	27	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	26	0	0	0	6	0	0	0
Tecumseh Town	35	4	0	0	0	59	0	0
Windsor CMA	203	128	0	0	60	65	15	6

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Windsor City	113	126	0	0	12	0	125	126
LaSalle Town	80	45	0	0	0	0	80	45
Lakeshore Town	58	67	0	0	0	0	58	67
Amherstburg Town	27	24	6	0	0	0	33	24
Tecumseh Town	15	33	0	0	0	0	15	33
Windsor CMA	293	295	6	0	12	0	311	295

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	472	388	50	6	15	6	537	400
LaSalle Town	266	201	0	3	0	0	266	204
Lakeshore Town	250	210	0	0	0	0	250	210
Amherstburg Town	110	91	13	0	0	0	123	91
Tecumseh Town	90	46	0	59	0	0	90	105
Windsor CMA	1,188	936	63	68	15	6	1,266	1,010

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Windsor City	55	64	22	10	30	32	3	0	110	106	3.8
LaSalle Town	36	48	22	18	6	9	0	24	64	99	-35.4
Lakeshore Town	68	49	2	0	0	0	0	0	70	49	42.9
Amherstburg Town	18	24	2	6	11	8	0	0	31	38	-18.4
Tecumseh Town	13	4	0	0	7	0	0	0	20	4	**
Windsor CMA	190	189	48	34	54	49	3	24	295	296	-0.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	271	204	64	28	89	99	3	0	427	331	29.0
LaSalle Town	128	142	62	24	33	32	0	24	223	222	0.5
Lakeshore Town	251	169	2	0	0	0	0	0	253	169	49.7
Amherstburg Town	66	57	24	18	19	15	0	0	109	90	21.1
Tecumseh Town	55	17	0	0	7	0	0	0	62	17	**
Windsor CMA	771	589	152	70	148	146	3	24	1,074	829	29.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Windsor City	30	32	0	0	0	0	3	0
LaSalle Town	6	9	0	0	0	0	0	24
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	11	8	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	0	0	0	0
Windsor CMA	54	49	0	0	0	0	3	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	89	99	0	0	0	0	3	0
LaSalle Town	33	32	0	0	0	0	0	24
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	19	15	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	0	0	0	0
Windsor CMA	148	146	0	0	0	0	3	24

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Windsor City	107	100	0	4	3	2	110	106
LaSalle Town	64	75	0	0	0	24	64	99
Lakeshore Town	70	49	0	0	0	0	70	49
Amherstburg Town	24	38	7	0	0	0	31	38
Tecumseh Town	20	4	0	0	0	0	20	4
Windsor CMA	285	266	7	4	3	26	295	296

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	416	295	6	34	5	2	427	331
LaSalle Town	220	195	3	3	0	24	223	222
Lakeshore Town	253	169	0	0	0	0	253	169
Amherstburg Town	102	90	7	0	0	0	109	90
Tecumseh Town	62	17	0	0	0	0	62	17
Windsor CMA	1,053	766	16	37	5	26	1,074	829

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q4 2016	4	6.7	10	16.7	25	41.7	14	23.3	7	11.7	60	365,000	396,304
Q4 2015	10	13.2	21	27.6	30	39.5	13	17.1	2	2.6	76	310,000	339,745
Year-to-date 2016	37	13.9	57	21.4	108	40.6	44	16.5	20	7.5	266	330,000	359,038
Year-to-date 2015	24	11.6	57	27.5	74	35.7	33	15.9	19	9.2	207	340,000	369,230
LaSalle Town													
Q4 2016	0	0.0	2	6.7	7	23.3	10	33.3	11	36.7	30	500,000	512,037
Q4 2015	2	4.2	2	4.2	18	37.5	9	18.8	17	35.4	48	425,000	490,965
Year-to-date 2016	1	0.7	8	5.8	34	24.6	49	35.5	46	33.3	138	455,000	484,818
Year-to-date 2015	3	2.3	15	11.7	39	30.5	33	25.8	38	29.7	128	402,500	472,256
Lakeshore Town													
Q4 2016	4	5.1	4	5.1	27	34.6	29	37.2	14	17.9	78	417,500	502,668
Q4 2015	4	10.3	7	17.9	14	35.9	12	30.8	2	5.1	39	370,000	369,507
Year-to-date 2016	22	9.5	25	10.8	80	34.5	76	32.8	29	12.5	232	400,000	435,370
Year-to-date 2015	11	8.9	21	16.9	40	32.3	35	28.2	17	13.7	124	395,000	409,093
Amherstburg Town													
Q4 2016	3	16.7	1	5.6	7	38.9	5	27.8	2	11.1	18	-	-
Q4 2015	1	10.0	3	30.0	4	40.0	2	20.0	0	0.0	10	-	-
Year-to-date 2016	7	11.7	14	23.3	25	41.7	10	16.7	4	6.7	60	-	330,935
Year-to-date 2015	7	15.6	13	28.9	13	28.9	7	15.6	5	11.1	45	-	-
Tecumseh Town													
Q4 2016	1	16.7	0	0.0	1	16.7	1	16.7	3	50.0	6	-	-
Q4 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	1	2.6	1	2.6	4	10.3	10	25.6	23	59.0	39	-	507,889
Year-to-date 2015	0	0.0	2	14.3	5	35.7	4	28.6	3	21.4	14	-	-
Windsor CMA													
Q4 2016	12	6.3	17	8.9	67	34.9	59	30.7	37	19.3	192	400,000	460,237
Q4 2015	17	9.7	33	18.9	66	37.7	38	21.7	21	12.0	175	350,000	386,796
Year-to-date 2016	68	9.3	105	14.3	251	34.1	189	25.7	122	16.6	735	385,000	414,695
Year-to-date 2015	45	8.7	108	20.8	171	33.0	112	21.6	82	15.8	518	365,000	403,489

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Windsor City	396,304	339,745	16.6	359,038	369,230	-2.8
LaSalle Town	512,037	490,965	4.3	484,818	472,256	2.7
Lakeshore Town	502,668	369,507	36.0	435,370	409,093	6.4
Amherstburg Town	-	-	n/a	330,935	-	n/a
Tecumseh Town	-	-	n/a	507,889	-	n/a
Windsor CMA	460,237	386,796	19.0	414,695	403,489	2.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

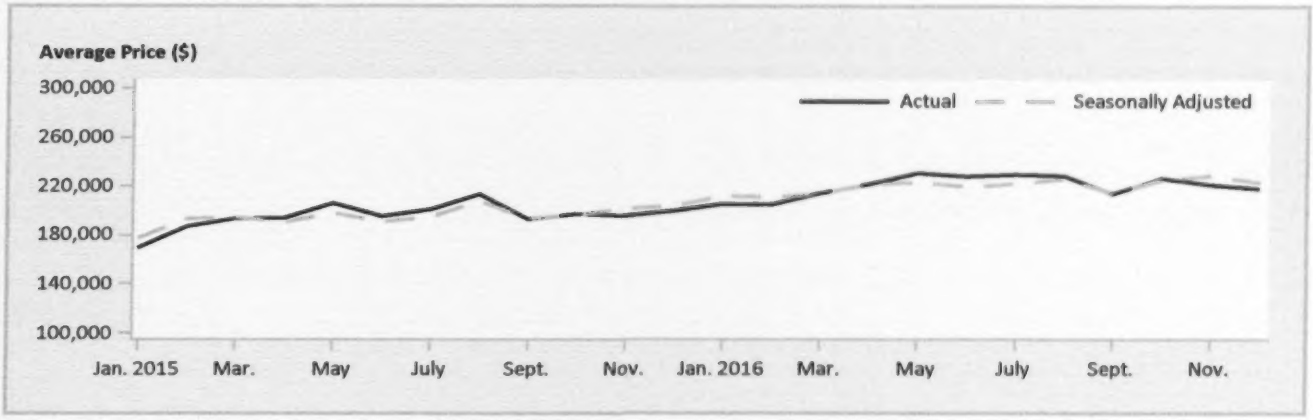


Figure 5.2: MLS® Residential Sales for Windsor

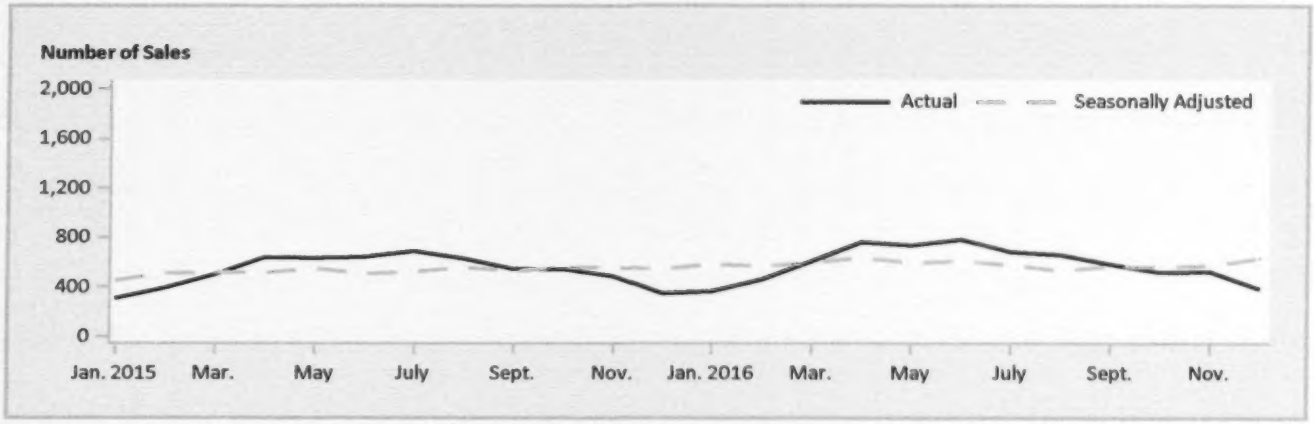
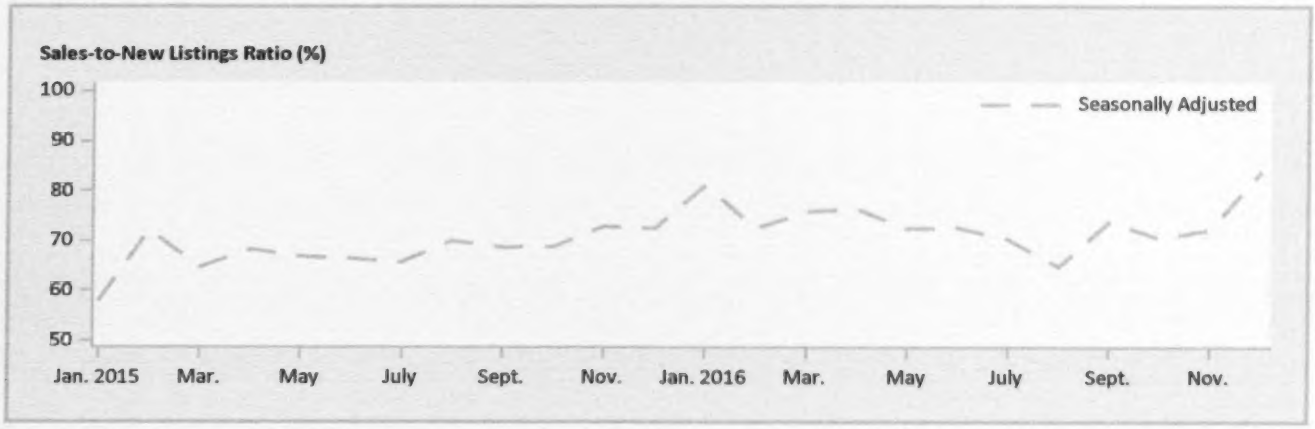


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.1	125.3	159.4	9.4	63.1	853
	February	567	2.89	4.74	101.1	126.2	160.8	9.6	63.8	850
	March	567	2.89	4.74	101.1	127.1	159.8	11.1	64.4	859
	April	561	2.89	4.64	101.1	126.9	159.8	11.4	64.7	879
	May	561	2.89	4.64	101.4	127.7	160.8	11.1	64.7	883
	June	561	2.89	4.64	101.4	128.2	164.3	8.9	64.6	884
	July	561	2.89	4.64	101.4	128.4	163.6	8.8	64.2	881
	August	561	2.89	4.64	101.5	128.0	160.3	9.1	63.0	877
	September	561	2.89	4.64	101.4	127.8	155.8	9.7	61.6	877
	October	561	2.89	4.64	101.4	127.9	153.8	9.8	60.9	870
	November	561	3.14	4.64	101.2	127.9	153.4	9.9	60.8	877
	December	561	3.14	4.64	101.2	127.5	153.1	9.7	60.4	869
2016	January	561	3.14	4.64	101.2	127.8	154.6	9.3	60.7	863
	February	561	3.14	4.64	101.2	128.2	156.6	7.7	60.5	865
	March	561	3.14	4.64	101.5	129.0	159.0	7.0	60.9	871
	April	561	3.14	4.64	101.3	129.6	161.6	6.4	61.4	884
	May	561	3.14	4.64	102.1	130.1	163.4	6.4	62.0	892
	June	561	3.14	4.64	103.0	130.4	166.4	6.4	63.1	901
	July	567	3.14	4.74	102.8	130.3	167.7	6.2	63.4	903
	August	567	3.14	4.74	102.8	129.9	169.3	6.1	63.9	894
	September	561	3.14	4.64	104.0	130.1	168.5	5.7	63.2	895
	October	561	3.14	4.64	105.6	130.6	167.5	5.3	62.6	892
	November	561	3.14	4.64	105.9	130.2	164.5	5.7	61.7	891
	December	561	3.14	4.64		130.0	162.1	5.6	60.7	883

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

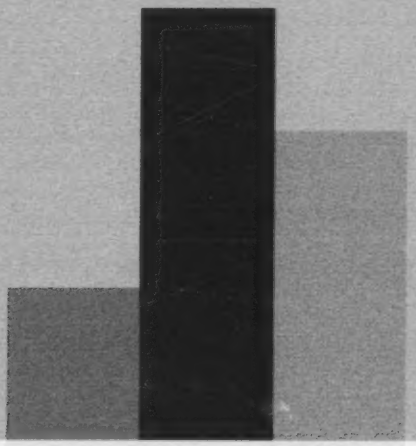
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64251_2017_Q01